

## Organisational response – Cyngor Gwynedd

**Report title:** Sustainable development? – making best use of brownfield land and empty buildings

**Completion date:** February 2024

Ref	Recommendation	Organisational response Please set out here relevant commentary on the planned actions in response to the recommendations	Completion date Please set out by when the planned actions will be complete	Responsible officer (title)
R1	<p>To enable stakeholders to assess potential sites councils should create a systematic process to find and publicise suitable sites for regeneration:</p> <ul style="list-style-type: none"> <li>• this should draw on data already held by councils, as well as external data sources to develop a composite and more complete picture of sites; and</li> <li>• where known, key barriers should be named to help efforts to overcome them</li> </ul>	<p><b>As part of the process of creating a new Local Development Plan for the Gwynedd Local Planning Authority Area, one evidence base that the Planning Policy Service will undertake is an Urban Capacity Study. The purpose of this work is to identify sites (lands and buildings) that could be available to meet development needs during the Plan's lifespan, for example, for housing and employment uses. This work will be undertaken for the main settlements with specific consideration given to brownfield land.</b></p> <p>Having identified potential sites, discussions will be held with other Services to assess the suitability of any sites to be designated within the Plan. This will consider any key obstacles to develop.</p> <p>However, due to the rural nature of the area, it must be recognised that opportunities to designate brownfield land have previously been limited.</p>	To be confirmed (after the Plan's Delivery Agreement is approved)	Gareth Jones (Assistant Head - Environment Department)
R2	To help ensure that regeneration activity and the shaping of the environment is informed by the needs of communities Councils should increase opportunities for community-based involvement in	As part of the new Local Development Plan process, the Delivery Agreement includes a Communities Inclusion Plan. This provides participation opportunities to stakeholders,	This will happen during the period of preparing the New Plan between 2024 and 2027	Gareth Jones (Assistant Head - Environment Department)

	<p>regeneration, both in plan-making and actual development.</p>	<p><b>including the public, in the key steps of preparing the Plan.</b></p> <p><b>In addition, one step within the process of preparing the Plan is the demand for sites where there is an opportunity to offer lands for inclusion in the Plan.</b></p> <p><b>Cyngor Gwynedd has developed a new Regeneration Framework for the county; including 13 regeneration plans for local catchment areas. As part of the process, a local engagement campaign was organised to identify main matters and local priorities. The draft local regeneration Plans have been prepared which reflect the priorities of local communities.</b></p>	<p><b>April 2024</b></p>	<p><b>Llyr Jones, (Assistant Head - Economy and Community Department)</b></p>
<p><b>R3</b></p>	<p>To provide focus and impetus to developing brownfield sites Councils should review their current regeneration approaches and where appropriate set clearer, more ambitious regeneration policies and targets. Together these should:</p> <ul style="list-style-type: none"> <li>• set out the approach and expectations of the council;</li> <li>• set out how their approach will be resourced; and</li> <li>• set out how the approach aligns with national policy goals and regional planning priorities</li> </ul>	<p><b>Planning Policy Wales (PPW) (Edition 12/ February 2024) states support for the development of brownfield land where able when sites are suitable.</b></p> <p><b>There is a Policy in the current Plan to prioritise the development of brownfield land and there will be a similar Policy in the new Plan.</b></p> <p><b>To set targets in the Plan, paragraph 4.2.19 states that "...providing housing-based regeneration sites can sometimes be difficult, making it difficult to note development timetables. When the ability to deliver is a problem, planning authorities</b></p>	<p><b>This will happen during the period of preparing the New Plan between 2024 and 2027</b></p>	<p><b>Gareth Jones (Assistant Head - Environment Department)</b></p>

should omit such sites from their housing supply to ensure that they do not rely on them to satisfy the housing requirement of their development plan..." This intertwines with the need to ensure the deliverability of sites before they are included in the Plan.

This may mean that it is difficult to set a specific target within the Development Plan for regeneration sites.

As part of the process of preparing the new Plan, the Planning Policy Service will discuss specific plans with other Services that should be included in the Plan. This may include regeneration sites if they meet deliverability requirements.